

**8128 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2309866**



**\$384,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private, Treed, Wedge Shaped Lot, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Central Vacuum, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

Beautifully updated 4-level split backing onto an alley with an absolutely stunning low-maintenance backyard designed for both relaxing and entertaining. Offering 1,345 sq ft, this 4 bedroom, 2 bathroom home combines thoughtful updates with functional living and incredible outdoor space; plus the alley access creates the perfect opportunity to add a future garage. Step inside to a bright tiled entryway leading into a spacious front living room filled with natural light from oversized windows. Durable vinyl plank flooring flows throughout the living and dining spaces, up the stairs, and into the upper hallway and bedrooms, while the kitchen offers tile flooring, a functional corner pantry, great prep space, and countertops set to be replaced for the new buyer. Sliding patio doors off the dining room lead directly onto a spacious deck complete with a custom-built metal pergola designed for maximum privacy; creating the ultimate extension of your living space for summer evenings, entertaining, or morning coffee. Upstairs you'll find 3 bedrooms and a beautifully renovated bathroom featuring modern tile work and an elegant LED light-up mirror. A charming pocket door adds extra character and function to the primary bedroom. The third level offers a cozy family room with walkout access straight into the backyard, blending indoor and outdoor living seamlessly. This level also features a stunning updated bathroom with a tiled walk-in shower and a luxurious heated bidet toilet. Downstairs, the fully developed basement includes a spacious 4th bedroom with a huge walk-in closet, custom LED ceiling lighting controlled directly from your phone, plus dedicated laundry, storage, and mechanical space. Outside is where this property truly shines. The exposed aggregate yard creates a clean upscale aesthetic with almost no maintenance required. Enjoy built-in LED solar pathway

lighting, a fire pit area, oversized raised garden beds, mature plum, pear, and cherry trees, and multiple spaces designed for relaxing or entertaining. Additional updates include roof shingles completed in 2023. A truly unique property packed with thoughtful upgrades, beautiful outdoor living, and exceptional functionality&hellip; book your showing before it&rsquo;s gone!